

**Chapter 12**  
**Article 6: Development Permits**  
**Division 4: Neighborhood Development Permit Procedures**

**§126.0401** [No Change]

**§126.0402 When a Neighborhood Development Permit Is Required**

(a) through (l) [No Change]

(m) A Neighborhood Development Permit is required for development of a small lot subdivision in accordance with Section 143.0365.

**§126.0403 through §126.0406** [No Change]

**Chapter 13**  
**Article 1: Base Zones**  
**Division 4: Residential Base Zones**

**§131.0401 through §131.0420** [No Change]

**§131.0422 Use Regulations Table for Residential Zones**

The uses allowed in the residential zones are shown in the Table 131-04B.

**Legend for Table 131-04B** [No Change]

**Table 131-04B**  
**Use Regulations Table of Residential Zones**

Use Categories/ Subcategories [See Section 131.0112 for an explanation and descriptions of the Use Categories, Subcategories, and Separately Regulated Uses]	Zone Designator	Zones											
	1st & 2nd >>	RM-											
	3rd >>	1-			2-			3-			4-		5-
	4th >>	1	2	3	4	5	6	7	8	9	10	11	12
Open Space through Agriculture [No Change]													
Residential													
Mobilehome Parks		P <sup>(2)</sup>			P <sup>(2)</sup>			P <sup>(2)</sup>			P <sup>(2)</sup>		-
Multiple Dwelling Units		P <sup>(5)</sup>			P <sup>(5)</sup>			P <sup>(5)</sup>			P <sup>(5)</sup>		P
Rooming House		-			-			-			-		-
Single Dwelling Units		P <sup>(11)</sup>			P <sup>(11)</sup>			P <sup>(11)</sup>			P		-
Separately Regulated Residential Uses through Signs [No Change]													

Footnotes for Table 131-04B

<sup>1</sup> through <sup>10</sup> [No Change]

<sup>11</sup> Development of a small lot subdivision is permitted in accordance with Section 143.0365.

§131.0423 through §131.0466 [No Change]

**Chapter 14**  
**Article 2: General Development Regulations**  
**Division 5: Parking Regulations**

§142.0501 through §142.0510 [No Change]

**§142.0520 Single Dwelling Unit Residential Uses – Required Parking Ratios**

The required number of *off-street parking spaces* for *single dwelling units* and related uses are shown in Table 142-05B.

**Table 142-05B**  
**Minimum Required Spaces for**  
**Single Dwelling Units and Related Uses**

Type of Unit and Related Uses	Number of Required Parking Spaces
<del>All <i>single dwelling units</i> not otherwise addressed in this Table, except those with five or more <i>bedrooms</i> in campus impact areas (See Chapter 13, Article 2, Division 8)</del>	2 spaces per dwelling unit <sup>(1)</sup>
<i>Single dwelling units</i> with five or more <i>bedrooms</i> in campus impact areas (See Chapter 13, Article 2, Division 8)	1 space per <i>bedroom</i> (previously conforming parking regulations in Section 142.0510(d) do not apply) <sup>(1,2)</sup>
High occupancy <i>single dwelling units</i> subject to Section 123.0502	1 space per occupant eighteen years of age and older, less one space ( <i>previously conforming parking regulations in Section 142.0510 (d) do not apply</i> ) <sup>(1)</sup>
<u><i>Single dwelling units developed within a small lot subdivision in accordance with Section 143.0365</i></u>	<u>1 space per dwelling unit</u>
Housing for senior citizens (maximum 1 bedroom)	1 space per <del>dwelling unit</del> <u>dwelling unit</u>

Footnotes for Table 142-05B  
 [No change to footnotes]

§142.0521 through §142.0560 [No Change]

**Chapter 14**  
**Article 3: Supplemental Development Regulations**  
**Division 3: Supplemental Neighborhood Development Permit**  
**and Site Development Permit Regulations**

§143.0301 [No Change]

**§143.0302 When Supplemental Neighborhood Development Permit and Site Development Permit Regulations Apply**

This division applies to any *development* proposal for which a Neighborhood Development Permit or Site Development Permit is required as described in Sections 126.0402 and 126.0502, in accordance with table 143-03A.

**Table 143-03A  
Supplemental Neighborhood Development Permit or Site Development Permit  
Regulations Applicability**

Type of Development Proposal	Applicable Sections	Required Development Permit/Decision /Process
Affordable Infill Housing and Sustainable building Projects with Deviations through Mission trails Design District	[No Change]	[No Change]
<u>Development of a small lot subdivision in accordance with Section 143.0365</u>	<u>143.0303, 143.0305, 143.0310, 143.0365, 143.0375</u>	<u>NDP/Process Three</u>
Development Within the Urban Village Overlay Zone through Clairemont Mesa Height Limit Overlay Zone	[No Change]	[No Change]

**Legend to Table 143-03A** [No Change]

**§143.0303 through §143.0360** [No Change]

**§143.0365 Supplemental Neighborhood Development Permit Regulations for Small Lot Subdivisions**

The purpose of these regulations is to provide supplemental *development* regulations for *development of single dwelling units* in a small lot subdivision. The intent is to encourage *development* of fee simple housing on small lots in order to provide a space efficient and economical alternative to traditional *single dwelling unit development*. It is also the intent of these regulations to provide pedestrian friendly *developments* that are appropriate to neighborhood character.

The following supplemental regulations apply to Neighborhood Development Permit for a small *lot subdivision*.

- (a) A small *lot subdivision development* is permitted in the RM-1-1 through RM-3-8 (Residential Multiple Unit) Zones, and comparable zones within Planned District Ordinances.
- (b) The maximum number of *bedrooms* in a *dwelling unit* shall be three.
- (c) A small *lot subdivision development* shall comply with the regulations in Table 143-03C and the supplemental regulations in this Section. Unless stated otherwise, the regulations apply to the subdivided lot.

**Table 143-03C**  
**Development Regulations for Small Lot Subdivisions**

<b><u>Max permitted density (DU per lot)</u></b>	
<u>Pre-subdivided lot</u>	<u>Per the base zone</u>
<u>Subdivided lot</u>	<u>1</u>
<b><u>Min lot area (sf)</u></b>	<u>800</u>
<b><u>Min lot dimensions</u></b>	
<u>Pre-subdivided lot</u>	
<u>Lot width (ft)</u>	<u>25</u>
<u>Lot Depth (ft)</u>	<u>50</u>
<u>Street Frontage (ft) [See Section 131.0442(a)]</u>	<u>25</u>
<u>Subdivided lot</u>	
<u>Lot width (ft)</u>	<u>=</u>
<u>Lot Depth (ft)</u>	<u>=</u>
<u>Street Frontage (ft) [See Section 131.0442(a)]</u>	<u>=</u>
<b><u>Setback requirements</u></b>	<u>per the base zone<sup>(1)</sup></u>
<b><u>Maximum Lot coverage</u></b>	<u>=</u>
<b><u>Setback requirements for resubdivided corner lots [See Section 113.0246(f)]</u></b>	<u>applies</u>
<b><u>Max structure height (ft)</u></b>	
<u>Zones with a density equal to or less than 1 dwelling unit per 2,000 s.f.</u>	<u>36</u>
<u>Zones with a density greater than 1 dwelling unit per 2,000 s.f.</u>	<u>40</u>
<b><u>Lot coverage for sloping lots [See Section 131.0445(a)]</u></b>	<u>applies</u>
<b><u>Max floor area ratio</u></b>	<u>per the base zone<sup>(2)</sup></u>
<b><u>Max paving/ hardscape [See Section 131.0447]</u></b>	<u>applies</u>
<b><u>Accessory uses and structures [See Section 131.0448(a),(b)]</u></b>	<u>applies</u>
<b><u>Garage regulations [See Section 131.0449(a)]</u></b>	<u>applies</u>
<b><u>Building spacing [See Section 131.0450]</u></b>	<u>=</u>
<b><u>Max third story dimensions [See Section 131.0460]</u></b>	<u>=</u>

**Table 143-03C**  
**Development Regulations for Small Lot Subdivisions**

<b><u>Architectural projections and encroachments</u></b> [See Section 131.0461(a)]	<u>applies</u>
<b><u>Supplemental requirements</u></b> [See Section 131.0464(a)]	<u>applies</u>
<b><u>Bedroom regulation</u></b>	<u>applies</u> <sup>(3)</sup>
<b><u>Refuse and Recyclable Material Storage</u></b> [See Section 142.0805]	<u>applies</u>

Footnotes for Table 143-03C

- <sup>1</sup> Only the setbacks that apply to the pre-subdivided lot must be maintained, except that if the pre-subdivided small lot subdivision development covers more than one lot, the setback shall not be required for internal lot lines.
- <sup>2</sup> Per the base zone except that reservation of floor area ratio for parking shall not be required.
- <sup>3</sup> On lots less than 10,000 square feet a single dwelling unit shall be limited to 6 bedrooms maximum.

(d) Required exterior open space.

- (1) A minimum of 200 square feet of exterior useable open space per dwelling unit shall be provided within the small lot subdivision.
- (2) Of the 200 square-foot minimum, a minimum of one private exterior useable open space per dwelling unit shall be provided measuring 60 square feet with a minimum dimension of no less than 6 feet.

(e) A Mutual Maintenance and Access Agreement for maintenance of common utility and service connections, driveways, and all other facilities used in common shall be recorded prior to issuance of a certificate of occupancy.

(f) Parking requirements and parking site design shall comply with the following regulations and Chapter 14, Article 2, Division 5 (Parking Regulations) for single dwelling units, where there is a conflict the requirements of this section shall apply.

- (1) Required parking shall be provided on each lot, or within a common parking area, or in a combination of the two.
- (2) Tandem parking is permitted provided the tandem spaces are assigned to the same dwelling unit.
- (3) A maximum of one driveway curb cut shall be permitted for each 50 feet of pre-subdivided street frontage.
- (4) Driveway width shall be determined based on the size of the lot, the number of parking spaces within the small lot subdivision, and location inside or outside of the Parking Impact Overlay Zone.

Refer to Tables 143-03D for the applicable minimum and maximum driveway widths.

- (5) Required onsite parking may be provided within a garage, a carport, or an unenclosed parking space.

**Table 143-03D**  
**Driveway Width**

<b><u>Pre-subdivided lots greater than 50 feet in width</u></b>					
<b><u>Parking Spaces in Small Lot Subdivision</u></b>	<b><u>Minimum Width</u></b>		<b><u>Maximum Width</u></b>		<b><u>Maximum Width in Parking Impact Overlay Zone</u></b>
	<u>One-Way</u>	<u>Two-Way</u>	<u>One-Way</u>	<u>Two-Way</u>	<u>Two-Way</u>
<u>10 or fewer</u>	<u>12 feet</u>		<u>25 feet</u>		<u>12 feet</u>
<u>More than 10</u>	<u>14 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>25 feet</u>	<u>20 feet</u>
<b><u>Pre-subdivided lots 50 feet or less in width</u></b>					
	<u>One-Way</u>	<u>Two-Way</u>	<u>One-Way</u>	<u>Two-Way</u>	<u>Two-Way</u>
<u>10 or fewer</u>	<u>12 feet</u>		<u>20 feet</u>		<u>12 feet</u>
<u>More than 10</u>	<u>14 feet</u>	<u>20 feet</u>	<u>20 feet</u>	<u>25 feet</u>	<u>20 feet</u>

- (g) Landscape

§143.0375 and §143.0380 [No Change]

**Chapter 15**  
**Planned Districts**  
**Article 1: Planned Districts**  
**Division 1: General Provisions for Planned Districts**

§151.0101 through §151.0102 [No Change]

**§151.0103 Applicable Regulations**

- (a) [No change]
- (b) The following regulations apply in all planned districts:

(1) through (7) [No Change]

(8) Supplemental Neighborhood Development Permit Regulations for Small *Lot Subdivisions* contained in Land Development Code Section 143.0365.

DRAFT